

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th November 2015

ITEM NO. 13

Ward: Minster

App No.: 151173

App Type: FULL

Address: Former DEFRA Government Offices Site, Coley Park, Wensley Road, Reading

Proposal: Residential development consisting of 71 residential dwellings (20 apartments) with associated landscaping, open space, parking and access following the demolition of the existing office buildings.

Applicant: Taylor Wimpey UK Limited

Date valid: 15th July 2015

Major Application: 13 week target decision date: 5th October 2015

Agreed Extension of time date: 30th November 2015

Planning Guarantee: 26 week date: 14th January 2016

RECOMMENDATION

No amendment to recommendation in main report

Amended Conditions

6. "Alligator teeth" to prevent two-way traffic to be provided after the 21st dwelling has been occupied

26. (a). Prior to construction written evidence to be submitted to and acknowledged, demonstrating that 100% of the dwellings hereby permitted will achieve a minimum of a 9.5% improvement in the dwelling emission rate over the target emission rate.

26. (b). Prior to occupation evidence to be submitted to and acknowledged, demonstrating that 100% of the dwellings hereby permitted have achieved a minimum of a 9.5% improvement in the dwelling emission rate over the target emission rate.

29. Noise condition removed and will be replaced by an informative advising on the need for sound insulation of flatted development.

1. LETTERS FROM CONSULTED NEIGHBOURS

- 1.1 Two additional letters were received from the occupants of the listed East and West Lodges reiterating the concerns regarding the impact of traffic movements to the structural being of the listed lodges, highway safety due to the narrow entrance between the lodges and impact onto the listed gates. The letters also highlighted the 'lack of notification' about the Planning Applications Committee date and public speaking.

Officer comments - Concerns regarding impact of traffic to the lodges have been addressed in the report paras. 6.50 - 6.53 and this has been confirmed by the Council's Heritage Officer. Safety issues are addressed in para 6.23 (condition requiring

submission of drawings showing the presence of a give way marking to reduce conflict at the entrance).

1.2 Amendments

1.2.1 House type changes due to the changes agreed to the affordable housing offer for the site. They are predominantly internal changes apart from a small single storey rear extension to plots 3 and 6.

- Changes can be summarised as follows:
- D4 house type replaces D type in plots 5, 29, 30 and 31. The change relates to omission of en-suite to bedroom 1
- D5 house type replaces D1 type in plot 4. The change relates to omission of en-suite to bedroom 1
- F2 house type replaces F & F1 type in plots 3 & 6. The change relates to small single storey rear extension to meet Affordable Housing space standards
- Amended house type B plots 1 & 2. The changes relates to omission of en-suite and 2nd bedroom shown with 2 x single beds.
- With regard to the planning layout this shows plots 3 and 6 with house type F3. This should be F2 and is updated on the revised plan.

Officer Comments - The amendments would not materially alter the proposed and are therefore considered acceptable.

Case officer: Ralph Chakadya

Appendix 1
Revised Plot Layout with House Types

